

**SITE:  
CHAMBERSBURG, PA**







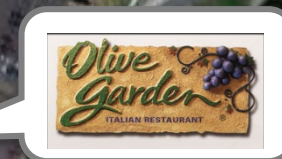
**SITE**

Chambersburg Mall

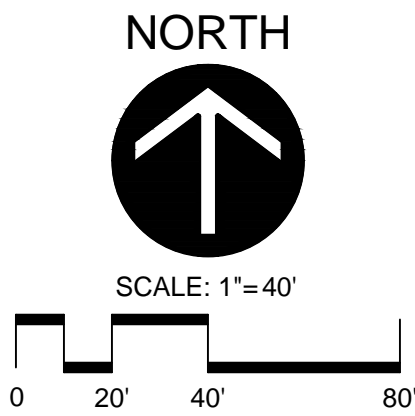


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VICINITY MAP  
N.T.S.

SITE DATA

Zoning: DCH (Distributed Commercial - Highway)  
Site Area: 3.64 Acres  
Proposed Tenant A: 3,500 S.F.  
Proposed Tenant B: 1,800 S.F.  
Proposed Tenant C: 2,500 S.F.  
Proposed Tenant D: 4,500 S.F.  
Proposed Tenant E: 4,000 S.F.

Parking:  
Tenant A (Medical/Dental): 5 / 1,000 S.F.  
Tenant B (Restaurant): 5 / 1,000 S.F.  
Tenant C (Restaurant): 5 / 1,000 S.F.  
Tenant D (Furniture): 5 / 1,000 S.F.  
Tenant E (Restaurant): 5 / 1,000 S.F.

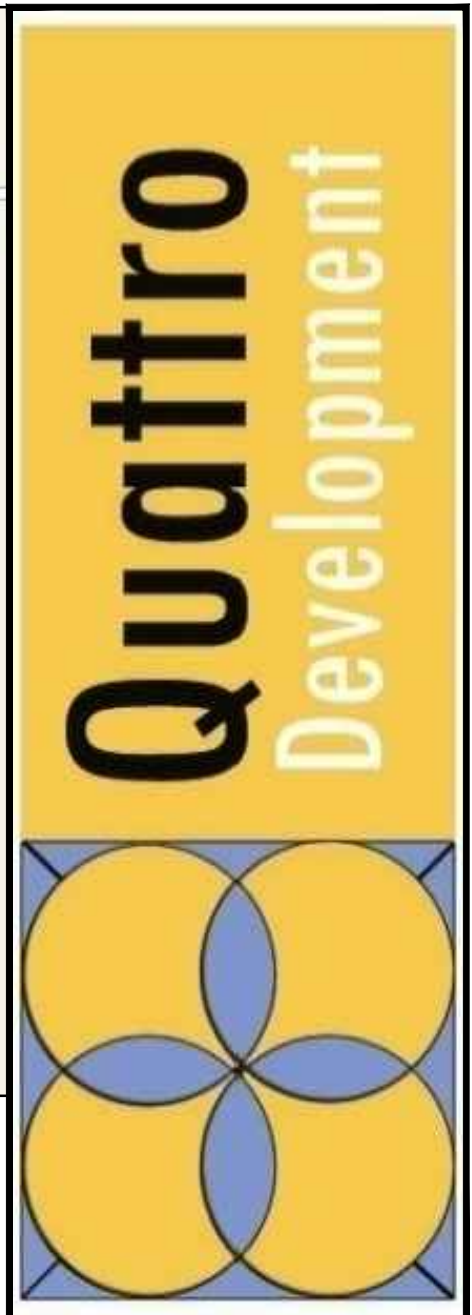
82 Parking Spaces Required  
217 Parking Spaces Provided (209 Standard, 8 Accessible)

Setbacks:

Front: 20'  
Side: 0'  
Rear: 25'  
Parking: 5'

SURFACE LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT



PROPOSED DEVELOPMENT  
WALKER ROAD & NORLAND AVENUE  
CHAMBERSBURG, PA

Project Title:

Date:

Expires:

Rev.	Date	Description

Project #: Chambersburg, PA  
Drawn By: BJD  
Checked By: MH  
Issue Date: 03.18.15

Sheet Title:





## Demographic and Income Profile

Chambersburg PA 5-10-20  
983 Norland Ave, Chambersburg, Pennsylvania, 17201,  
Ring: 5 mile radius

Prepared by Michael Liyeos- W Mastin

Latitude: 39.940194137  
Longitude: -77.62757205

Summary	Census 2010		2013		2018		
Population	50,530		51,902		53,662		
Households	20,288		20,789		21,474		
Families	13,434		13,696		14,042		
Average Household Size	2.43		2.44		2.44		
Owner Occupied Housing Units	13,576		13,554		14,188		
Renter Occupied Housing Units	6,712		7,235		7,286		
Median Age	40.6		41.1		41.9		
Trends: 2013 - 2018 Annual Rate	Area		State		National		
Population	0.67%		0.26%		0.71%		
Households	0.65%		0.31%		0.74%		
Families	0.50%		0.15%		0.63%		
Owner HHs	0.92%		0.49%		0.94%		
Median Household Income	3.29%		3.45%		3.03%		
Households by Income				2013		2018	
				Number	Percent	Number	Percent
	<\$15,000			2,622	12.6%	2,507	11.7%
	\$15,000 - \$24,999			2,612	12.6%	1,891	8.8%
	\$25,000 - \$34,999			2,594	12.5%	2,109	9.8%
	\$35,000 - \$49,999			3,329	16.0%	3,251	15.1%
	\$50,000 - \$74,999			4,032	19.4%	4,627	21.5%
	\$75,000 - \$99,999			2,698	13.0%	3,515	16.4%
	\$100,000 - \$149,999			1,998	9.6%	2,537	11.8%
	\$150,000 - \$199,999			431	2.1%	540	2.5%
	\$200,000+			472	2.3%	498	2.3%
	Median Household Income			\$45,624		\$53,650	
Average Household Income			\$61,651		\$69,395		
Per Capita Income			\$25,032		\$28,112		
Population by Age	Census 2010		2013		2018		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,387	6.7%	3,343	6.4%	3,409	6.4%
	5 - 9	3,192	6.3%	3,311	6.4%	3,314	6.2%
	10 - 14	3,098	6.1%	3,185	6.1%	3,370	6.3%
	15 - 19	2,980	5.9%	3,000	5.8%	3,125	5.8%
	20 - 24	2,771	5.5%	2,914	5.6%	2,833	5.3%
	25 - 34	6,334	12.5%	6,409	12.3%	6,227	11.6%
	35 - 44	6,283	12.4%	6,302	12.1%	6,404	11.9%
	45 - 54	6,897	13.6%	6,796	13.1%	6,675	12.4%
	55 - 64	6,272	12.4%	6,740	13.0%	7,068	13.2%
	65 - 74	4,323	8.6%	4,816	9.3%	5,761	10.7%
	75 - 84	3,317	6.6%	3,237	6.2%	3,493	6.5%
	85+	1,675	3.3%	1,850	3.6%	1,981	3.7%
	Race and Ethnicity	Census 2010		2013		2018	
Number		Percent	Number	Percent	Number	Percent	
White Alone		43,559	86.2%	43,773	84.3%	43,416	80.9%
Black Alone		2,745	5.4%	3,293	6.3%	4,137	7.7%
American Indian Alone		111	0.2%	120	0.2%	138	0.3%
Asian Alone		615	1.2%	670	1.3%	769	1.4%
Pacific Islander Alone		17	0.0%	20	0.0%	22	0.0%
Some Other Race Alone		2,107	4.2%	2,582	5.0%	3,551	6.6%
Two or More Races		1,376	2.7%	1,442	2.8%	1,628	3.0%
Hispanic Origin (Any Race)		4,311	8.5%	5,276	10.2%	7,188	13.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 03, 2014

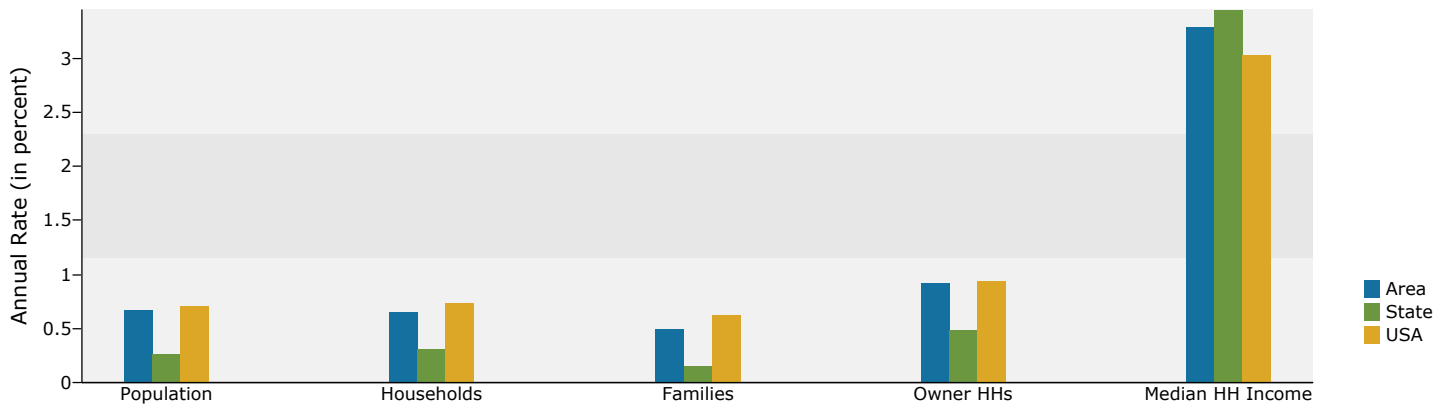


## Demographic and Income Profile

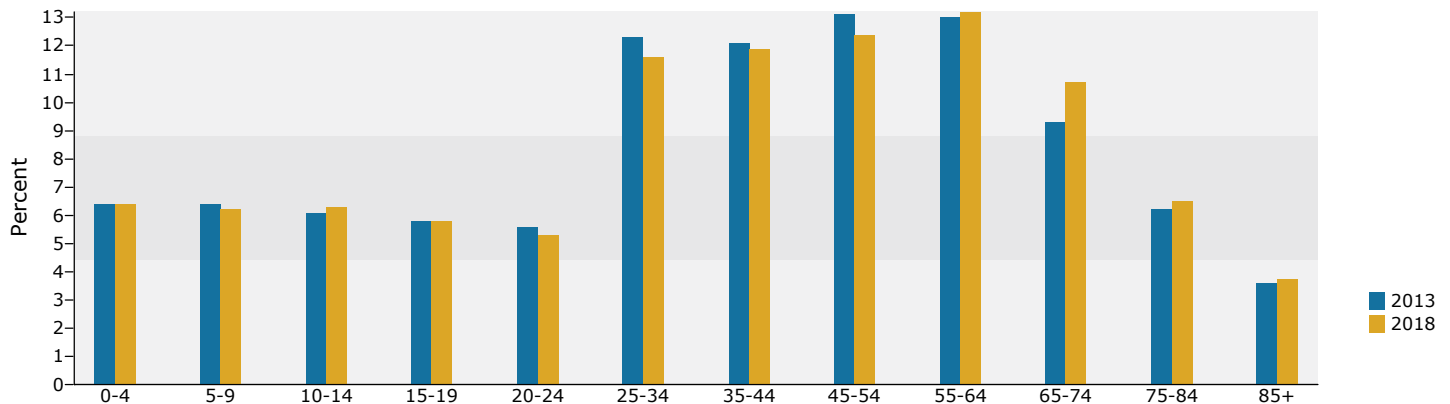
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983 Norland Ave, Chambersburg, Pennsylvania, 17201,  
Ring: 5 mile radius

Prepared by Michael Liyeos- W Mastin  
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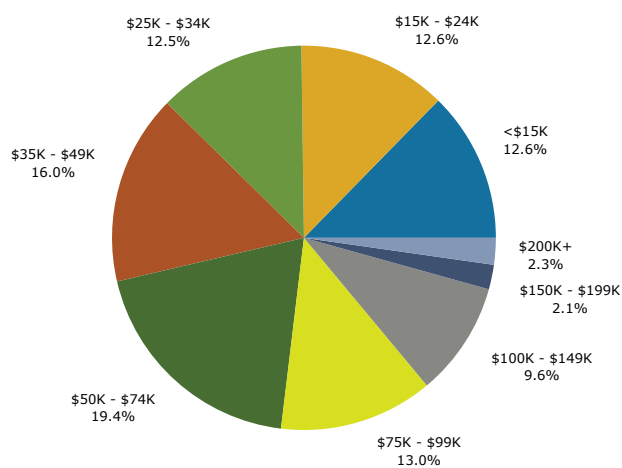
### Trends 2013-2018



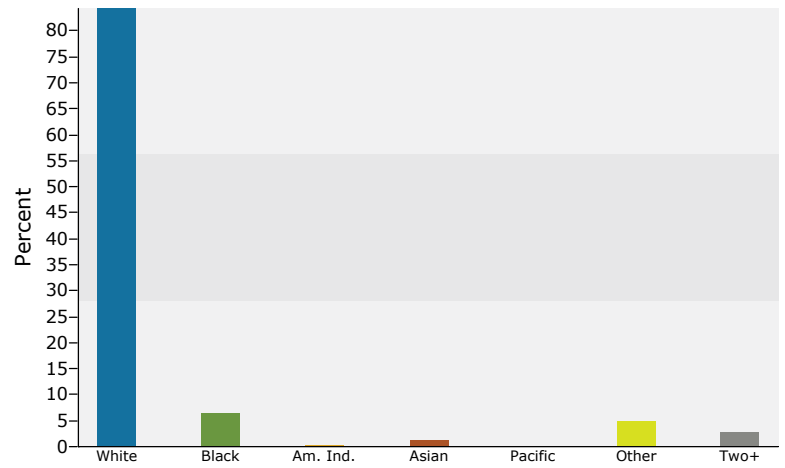
### Population by Age



### 2013 Household Income



### 2013 Population by Race



2013 Percent Hispanic Origin: 10.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 03, 2014



## Demographic and Income Profile

Chambersburg PA 5-10-20  
983 Norland Ave, Chambersburg, Pennsylvania, 17201,  
Ring: 10 mile radius

Prepared by Michael Liyeos- W Mastin

Latitude: 39.940194137  
Longitude: -77.62757205

Summary	Census 2010		2013		2018		
Population	91,095		93,388		96,362		
Households	35,678		36,508		37,658		
Families	24,063		24,527		25,139		
Average Household Size	2.47		2.48		2.48		
Owner Occupied Housing Units	25,073		25,085		26,162		
Renter Occupied Housing Units	10,605		11,423		11,496		
Median Age	39.2		39.8		40.4		
Trends: 2013 - 2018 Annual Rate	Area		State		National		
Population	0.63%		0.26%		0.71%		
Households	0.62%		0.31%		0.74%		
Families	0.49%		0.15%		0.63%		
Owner HHs	0.84%		0.49%		0.94%		
Median Household Income	2.90%		3.45%		3.03%		
Households by Income				2013		2018	
				Number	Percent	Number	Percent
	<\$15,000			4,398	12.0%	4,203	11.2%
	\$15,000 - \$24,999			4,548	12.5%	3,292	8.7%
	\$25,000 - \$34,999			4,428	12.1%	3,570	9.5%
	\$35,000 - \$49,999			5,619	15.4%	5,473	14.5%
	\$50,000 - \$74,999			7,543	20.7%	8,540	22.7%
	\$75,000 - \$99,999			4,932	13.5%	6,379	16.9%
	\$100,000 - \$149,999			3,517	9.6%	4,395	11.7%
	\$150,000 - \$199,999			837	2.3%	1,061	2.8%
	\$200,000+			685	1.9%	743	2.0%
Median Household Income			\$47,418		\$54,699		
Average Household Income			\$61,391		\$68,981		
Per Capita Income			\$24,456		\$27,402		
Population by Age	Census 2010		2013		2018		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	5,815	6.4%	5,766	6.2%	5,917	6.1%
	5 - 9	5,645	6.2%	5,795	6.2%	5,858	6.1%
	10 - 14	5,714	6.3%	5,773	6.2%	6,063	6.3%
	15 - 19	6,491	7.1%	6,458	6.9%	6,594	6.8%
	20 - 24	6,542	7.2%	6,771	7.3%	6,409	6.7%
	25 - 34	10,622	11.7%	11,024	11.8%	11,108	11.5%
	35 - 44	11,274	12.4%	11,113	11.9%	11,132	11.6%
	45 - 54	12,431	13.6%	12,308	13.2%	12,082	12.5%
	55 - 64	11,149	12.2%	11,940	12.8%	12,555	13.0%
	65 - 74	7,735	8.5%	8,496	9.1%	10,009	10.4%
	75 - 84	5,356	5.9%	5,367	5.7%	5,818	6.0%
	85+	2,320	2.5%	2,576	2.8%	2,817	2.9%
	Race and Ethnicity	Census 2010		2013		2018	
Number		Percent	Number	Percent	Number	Percent	
White Alone		81,723	89.7%	82,474	88.3%	82,547	85.7%
Black Alone		3,800	4.2%	4,568	4.9%	5,801	6.0%
American Indian Alone		184	0.2%	200	0.2%	232	0.2%
Asian Alone		893	1.0%	972	1.0%	1,116	1.2%
Pacific Islander Alone		24	0.0%	29	0.0%	32	0.0%
Some Other Race Alone		2,497	2.7%	3,070	3.3%	4,270	4.4%
Two or More Races		1,973	2.2%	2,075	2.2%	2,364	2.5%
Hispanic Origin (Any Race)		5,323	5.8%	6,544	7.0%	9,031	9.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 03, 2014



## Demographic and Income Profile

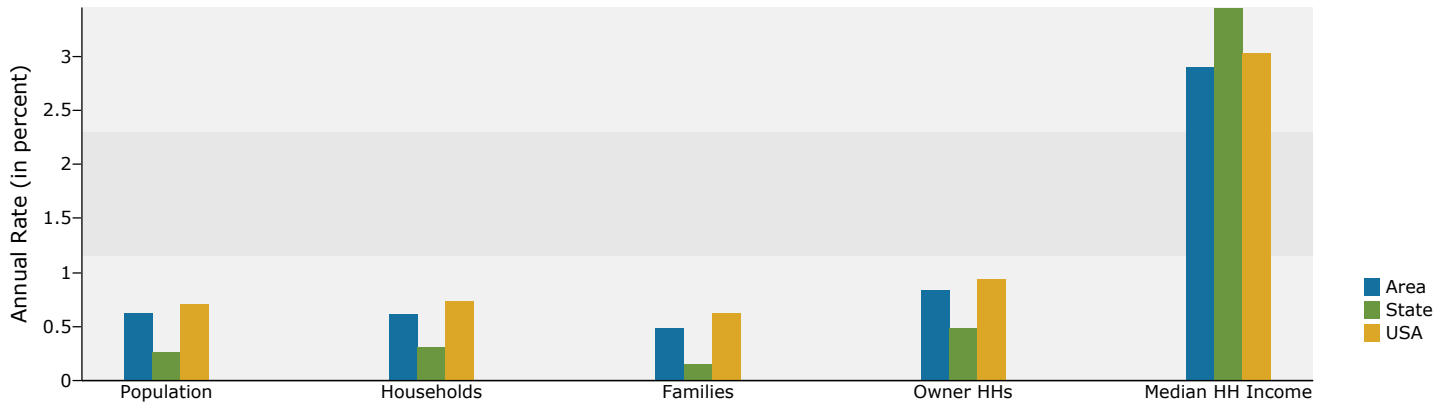
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983 Norland Ave, Chambersburg, Pennsylvania, 17201,  
Ring: 10 mile radius

Prepared by Michael Liyeos- W Mastin

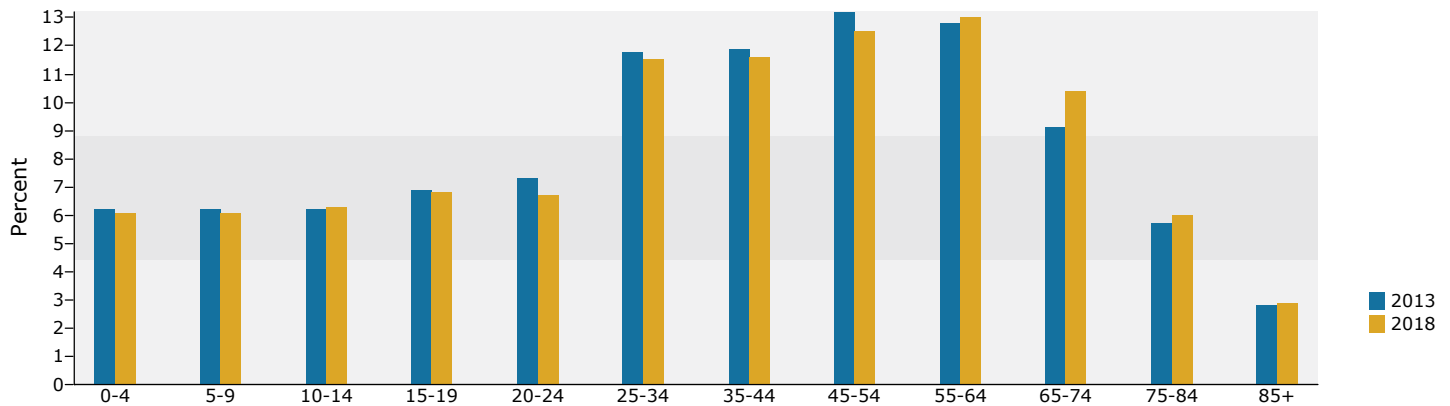
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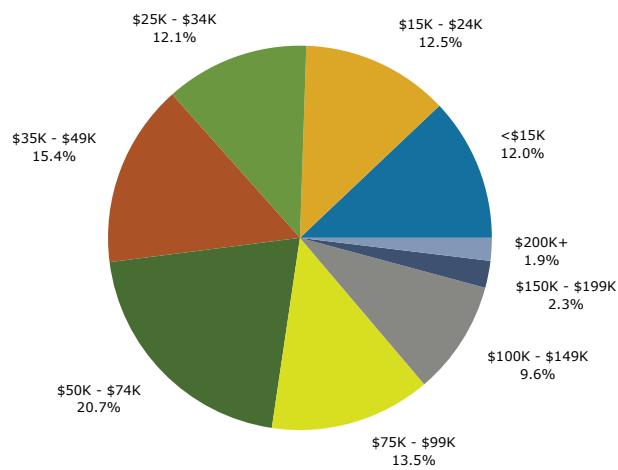
### Trends 2013-2018



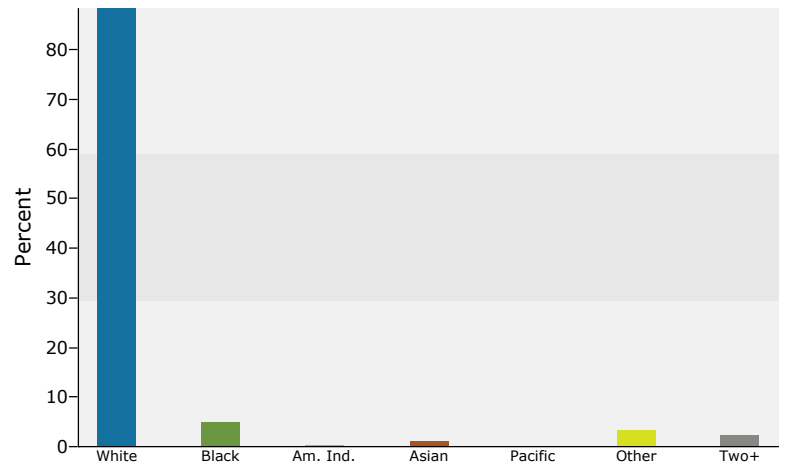
### Population by Age



### 2013 Household Income



### 2013 Population by Race



2013 Percent Hispanic Origin: 7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 03, 2014





## Demographic and Income Profile

Chambersburg PA 5-10-20  
983 Norland Ave, Chambersburg, Pennsylvania, 17201,  
Ring: 20 mile radius

Prepared by Michael Liyeos- W Mastin

Latitude: 39.940194137  
Longitude: -77.62757205

Summary	Census 2010		2013		2018	
Population	228,960		235,033		242,908	
Households	88,094		90,385		93,426	
Families	61,606		62,938		64,646	
Average Household Size	2.53		2.53		2.53	
Owner Occupied Housing Units	64,593		64,971		67,788	
Renter Occupied Housing Units	23,501		25,414		25,638	
Median Age	39.5		40.2		40.7	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.66%		0.26%		0.71%	
Households	0.66%		0.31%		0.74%	
Families	0.54%		0.15%		0.63%	
Owner HHs	0.85%		0.49%		0.94%	
Median Household Income	2.53%		3.45%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	9,592	10.6%	9,127	9.8%		
\$15,000 - \$24,999	9,878	10.9%	7,213	7.7%		
\$25,000 - \$34,999	10,185	11.3%	8,123	8.7%		
\$35,000 - \$49,999	13,147	14.5%	12,369	13.2%		
\$50,000 - \$74,999	19,825	21.9%	21,417	22.9%		
\$75,000 - \$99,999	12,345	13.7%	15,951	17.1%		
\$100,000 - \$149,999	10,823	12.0%	13,446	14.4%		
\$150,000 - \$199,999	2,566	2.8%	3,439	3.7%		
\$200,000+	2,024	2.2%	2,341	2.5%		
Median Household Income	\$51,977		\$58,888			
Average Household Income	\$66,199		\$74,985			
Per Capita Income	\$25,859		\$29,233			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,521	6.3%	14,385	6.1%	14,769	6.1%
5 - 9	14,556	6.4%	14,848	6.3%	15,062	6.2%
10 - 14	15,024	6.6%	15,083	6.4%	15,817	6.5%
15 - 19	16,792	7.3%	16,540	7.0%	16,776	6.9%
20 - 24	14,887	6.5%	15,616	6.6%	14,666	6.0%
25 - 34	25,726	11.2%	26,928	11.5%	27,618	11.4%
35 - 44	29,689	13.0%	28,806	12.3%	28,658	11.8%
45 - 54	33,289	14.5%	33,098	14.1%	32,287	13.3%
55 - 64	28,477	12.4%	30,863	13.1%	32,943	13.6%
65 - 74	18,974	8.3%	21,136	9.0%	24,986	10.3%
75 - 84	12,147	5.3%	12,280	5.2%	13,397	5.5%
85+	4,880	2.1%	5,449	2.3%	5,929	2.4%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	211,090	92.2%	214,137	91.1%	216,422	89.1%
Black Alone	7,428	3.2%	8,988	3.8%	11,456	4.7%
American Indian Alone	445	0.2%	496	0.2%	602	0.2%
Asian Alone	2,103	0.9%	2,331	1.0%	2,755	1.1%
Pacific Islander Alone	50	0.0%	63	0.0%	84	0.0%
Some Other Race Alone	3,712	1.6%	4,567	1.9%	6,364	2.6%
Two or More Races	4,132	1.8%	4,450	1.9%	5,226	2.2%
Hispanic Origin (Any Race)	8,935	3.9%	11,069	4.7%	15,434	6.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

December 03, 2014





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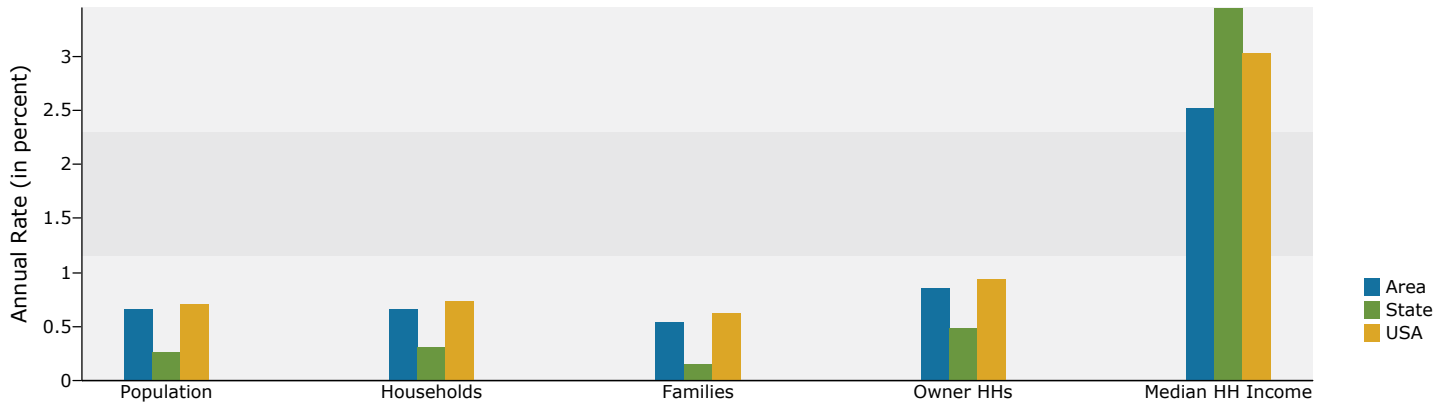
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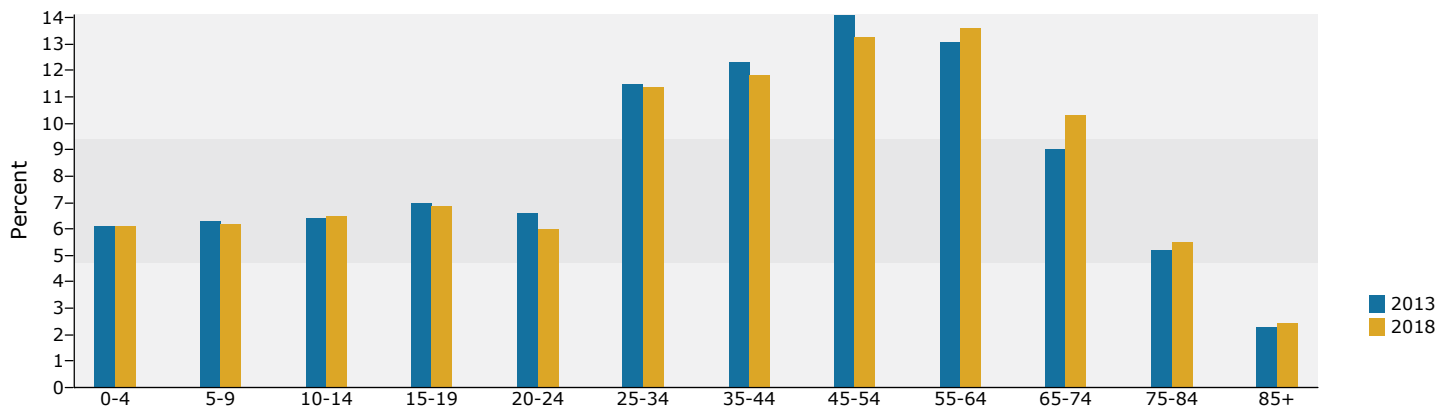
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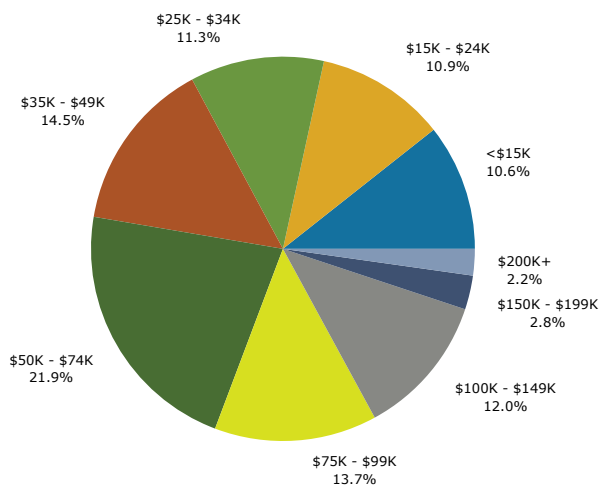
### Trends 2013-2018



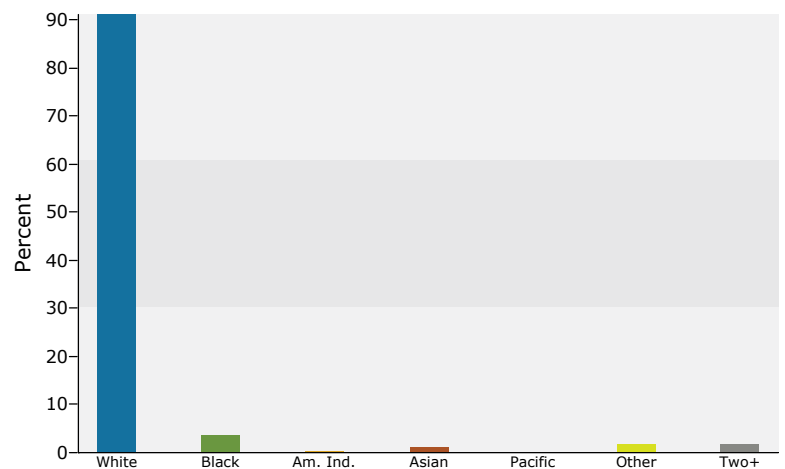
### Population by Age



### 2013 Household Income



### 2013 Population by Race



2013 Percent Hispanic Origin: 4.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

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